



TOWN OF LOS GATOS
PLANNING COMMISSION MEETING
ACTION MINUTES
TOWN COUNCIL CHAMBERS
110 E. MAIN STREET
WEDNESDAY, OCTOBER 25, 2006 --7:00 P.M.

Please refer to compact disk #10-25-06 to hear the entire proceedings of this meeting.

ROLL CALL:

Present: Joanne Talesfore, Chair; John Bourgeois, D. Michael Kane, Thomas O'Donnell and Lee Quintana.

Absent: Phil Micciche and Stephen M. Rice.

Others: Associate Planner Sandy Baily, Associate Planner Suzanne Davis, Planner Vu-Bang Nguyen and Associate Civil Engineer Fletcher Parsons.

APPROVAL OF MINUTES

September 27, 2006 - Motion by Commissioner O'Donnell and seconded by Commissioner Bourgeois to approve the meeting minutes. Passed unanimously.

SUB-COMMITTEE REPORTS - NONE

VERBAL COMMUNICATION

Ray Davis Commented on the DeSantis project on Kennedy Rd. in the hillside area and the written comment minutes provided by Commissioners Bourgeois, Kane and Quintana on this project. Also commented on the sample ordinance provided, conformance to General Plan and Hillside Specific Plan, as well as approval of the A & S at the DRC level.

CONSENT CALENDAR - NONE

CONTINUED PUBLIC HEARING

ITEM 1 **551 Santa Rosa Drive**
Architecture and Site Application S-06-032

Requesting approval to add onto a single family residence that will exceed the allowable FAR on property zoned HR-2 1/2. APN 527-56-034

PROPERTY OWNER: Kevin and Susanne Hereford

APPLICANT: Terry Martin Associates

(Continued from August 9, September 27 and October 11, 2006)

PUBLIC TESTIMONY by Kevin Hereford and Terry Martin.

MOTION: Motion by Commissioner Bourgeois and seconded by Commissioner O'Donnell to approve Architecture and Site application S-06-032. The required findings were made as noted in Exhibit N of the report dated October 20, 2006 and the application incorporated conditions as noted in Exhibit O of the report dated October 20, 2006 with the following added condition:

9. **BALCONY RAILINGS. The new balcony railings shall be consistent with the existing railings and the architectural style of the home, to the satisfaction of the Director of Community Development.**

Motion carried 4 -1 with Commissioner Quintana dissenting.

Appeal rights recited by Ms Baily.

NEW PUBLIC HEARINGS

ITEM 2 **16961 Placer Oaks Rd**
Subdivision Application M-06-01
Architecture and Site Application S-06-016 (lot #1)
Architecture and Site Application S-06-017 (lot #2)

Consider an appeal of a Development Review Committee decision approving a two lot subdivision on property zoned R-1:8 and demolition of a single family residence and construction of a new residence on each of the newly created lots. APN 529-14-059.

PROPERTY OWNER/APPLICANT: Howell & McNeil Development LLC

PUBLIC TESTIMONY by Ray Davis, Patricia North, Rosemary and David Greene.

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Quintana to grant the appeal to deny the applications.

Motion carried 5 - 0.

Appeal rights recited by Ms. Baily.

ITEM 3 15500 Francis Oaks Way
 Subdivision Application M-06-4
 Negative Declaration ND-06-4

Continuance requested to December 13, 2006

Requesting approval of a two lot subdivision on property zoned HR-2½. No significant environmental impacts have been identified and a Mitigated Negative Declaration is recommended. APN 527-11-005.

PROPERTY OWNER/APPLICANT: Mike and Ann Moffat

PUBLIC TESTIMONY - None

MOTION: Motion by Commissioner O'Donnell and seconded by Commissioner Bourgeois to grant the request for a continuance to December 13, 2006.

Motion carried unanimously.

CONTINUED OTHER BUSINESS - NONE

NEW OTHER BUSINESS

Report from Director of Community Development - Ms. Baily reminded those Commissioners who have not done so to attend a state mandated ethics training class being provided by the Town in November.

Commission Matters

- Commissioner Kane discussed the possibility of including the year houses were built in the data table, i.e., whether built before or after the Hillside Development Standards and Guidelines.
- Commissioner Quintana asked for verbatim minutes for Planning Commission items that have been heard and then are returned to Commissioners at a later date.
- Commissioner Kane asked to consider a one-page history of hillside requirements when items are adopted.
- Commission also discussed the possibility of information from Finance Director Conway regarding sales tax figures for bottled wines, but only if limited staff time is involved.
- Commissioners Kane and Quintana requested that an item be agendaized for Community Services Director Regina Falkner to provide information on the BMP program.

ADJOURNMENT

Acting Chair Talesfore adjourned the meeting at approximately 9:30 P.M.

TOWN OF LOS GATOS PLANNING COMMISSION
October 25, 2006

Joanne Talesfore, Acting Chair

APPROVED AS TO FORM AND ATTEST:

Randy Tsuda
Assistant Director of Community
Development

Bud N. Lortz
Director of Community Development